

Bend, Oregon

AVAILABLE | ONLY TWO SPACES REMAINING

# GATEWAY NORTH NOW LEASING

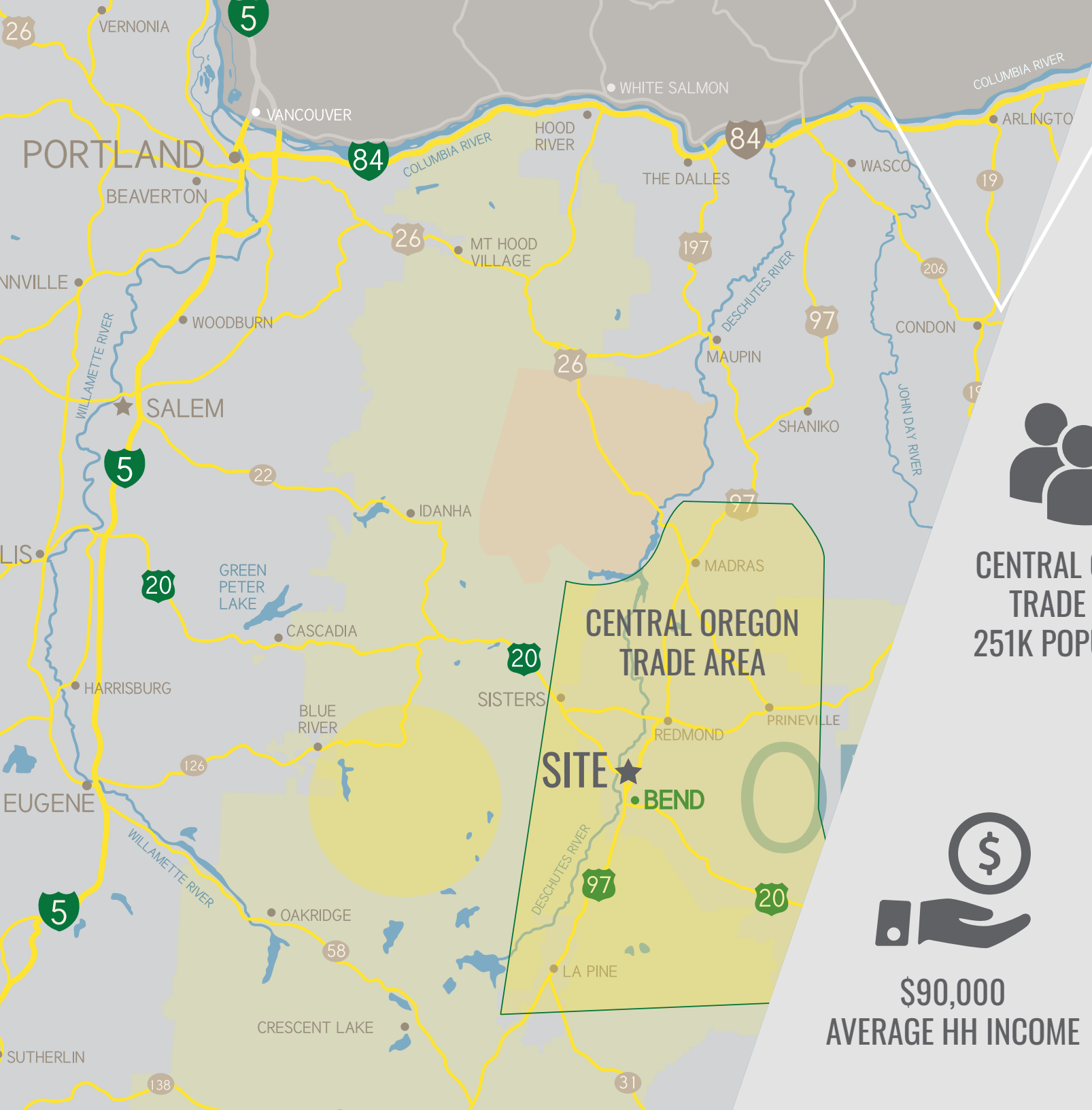
SOUTHEAST CORNER OF  
US 20 & COOLEY ROAD  
BEND, OREGON

**COSTCO** NOW OPEN!  
WHOLESALE



Powell Development Co.

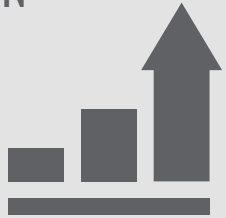




# LOCATION



**CENTRAL OREGON  
TRADE AREA  
251K POPULATION**



**FASTEST-GROWING  
REGION IN OREGON**



**\$90,000  
AVERAGE HH INCOME**

# SITE PLAN

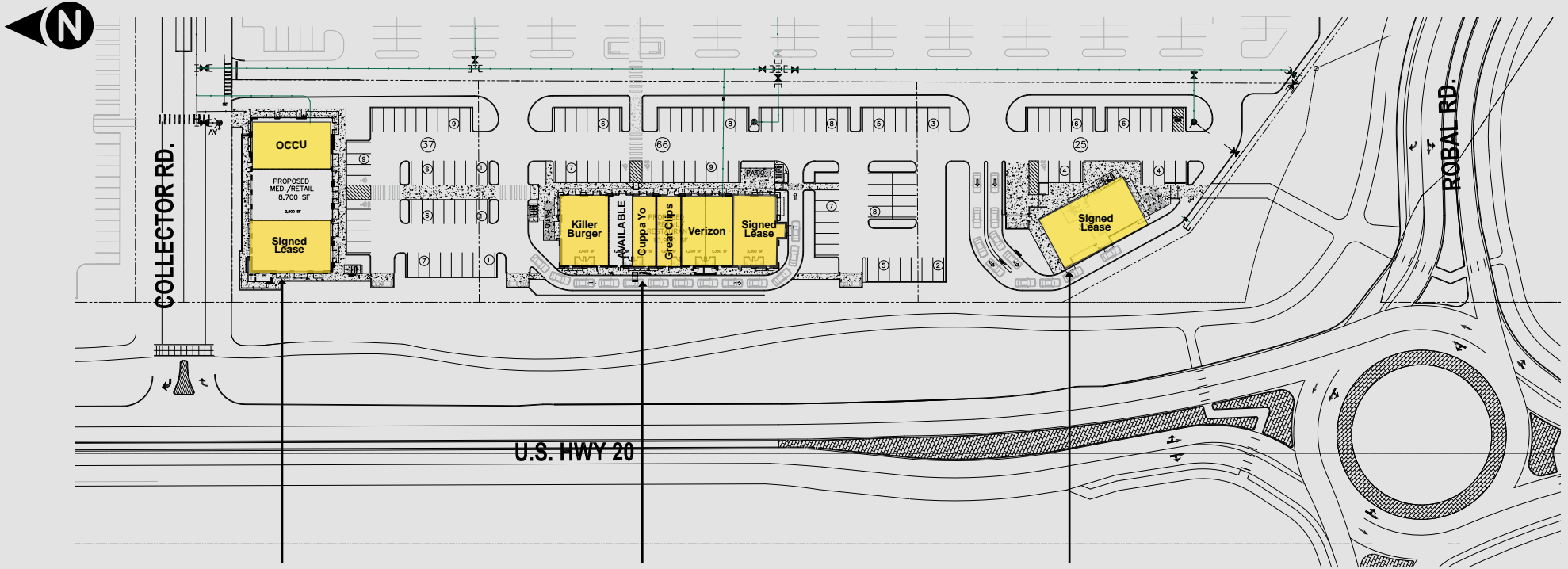
COSTCO

## LEGEND

Pending



Leased



**PAD 3**

**2,900 SF Remaining**

- Ample parking

**PAD 2**

**1,000 SF Remaining**

- Highly visible in-line shops

**PAD 1**

**3,330 SF (Signed Lease)**

# DESTINATION

- Located at the entrance to Bend on the Santiam Highway 20
- 4.5 million annual visitor to Bend enjoying the many outdoor activities.



# DETAILS

- Located at the convergence zone of Sisters, Redmond, and Bend.
- Adjacent to Cascade Village Shopping Center (360,000+ SF center)
- Strong national retailers in the immediate area.

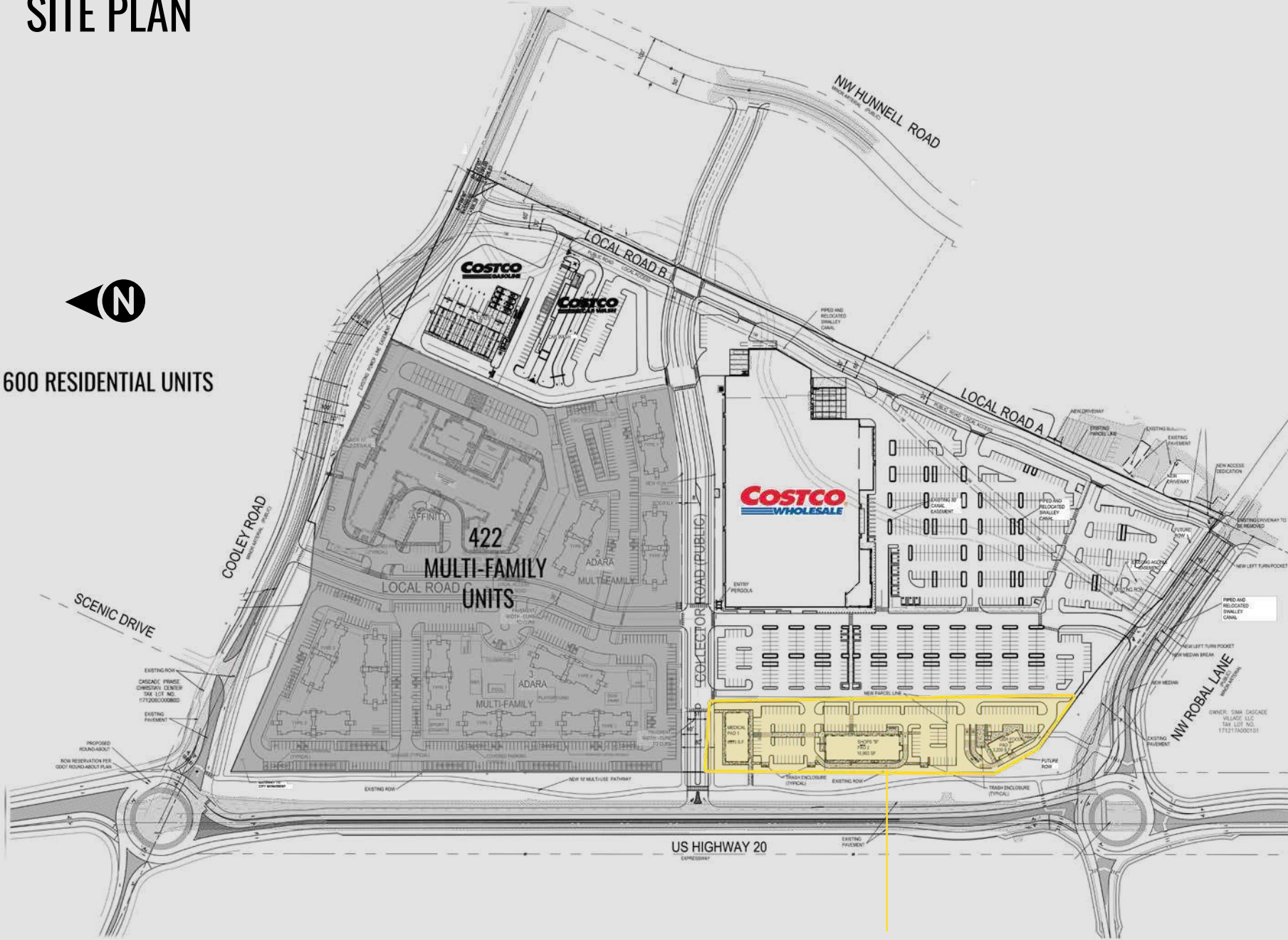
# AERIAL MAP



# SITE PLAN



600 RESIDENTIAL UNITS



RETAIL PADS

OWNER: SIMA CASCADE  
VILLAGE, LLC  
TAX LOT NO.  
171217A001-01

# SUMMARY - SITE PLAN 1



# SUMMARY - SITE PLAN 2



REDMOND

COSTCO  
GAS & CARWASH

Cost Less  
Carpet

Tires  
LES SCHWAB

LOWE'S

COSTCO  
WHOLESALE

SPORTSMANS  
Warehouse  
Michaels  
THE HOME  
DEPOT  
Target

SITE

MEDICAL  
PAD 1  
8,870 S.F.

SHOPS 'B'  
PAD 2  
10,903 SF





# SUMMARY - SITE PLAN 3



## DEVELOPMENT

Developed by **Powell Development**, this retail development is part of a 52 acre master plan which will include multi-family and retail. This development is well located and easily accessible to the Bend, Redmond, and Sisters communities.

**Anchored by a Costco**, this center boasts excellent access to two major traffic thoroughfares (US 20 and US 97).

Restaurant & prime shopping retail pads are available to service the growing Bend area. This site shares access with the neighboring Cascade Village Shopping Center.

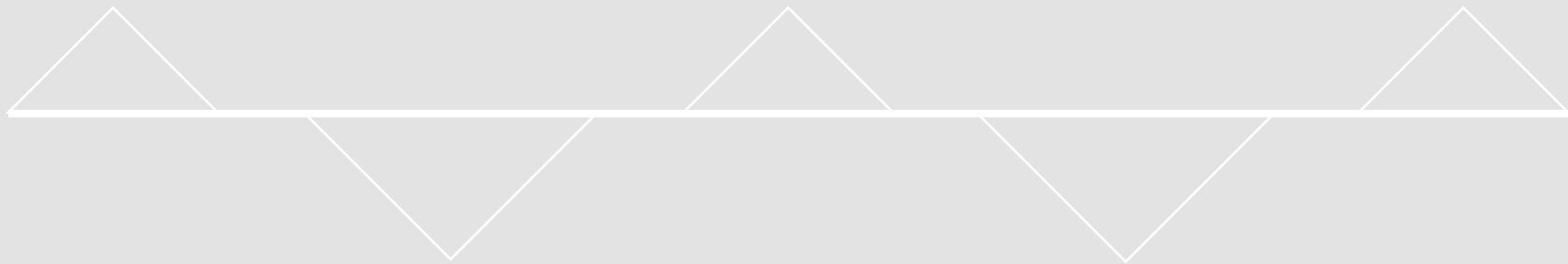


# MARKET HIGHLIGHTS

4.5 million annual visitors to Bend enjoying the many outdoor activities

Central Oregon Trade Area  
Population 246,000

Just moments away from retailers including Target, Trader Joe's, Dick's Sporting Goods, Ulta, Chick-Fil-A, Best Buy, World Market, Lowe's and many more.



OSU Cascade Campus growing with expected student population of 5,000 by 20205

Located 18 minutes from Redmond and 20 minute drive from Sisters.

## TOP EMPLOYERS IN CENTRAL OREGON

## # OF EMPLOYEES

|  |       |
|--|-------|
| St. Charles Health                     | 4,626 |
| Bright Wood Corporation Regionwide     | 1,130 |
| Les Schwab Regionwide (HQ & CO Stores) | 1,100 |
| Sunriver Resort                        | 1,000 |
| Mt. Bachelor                           | 975   |

## GROWING

### INDUSTRIES

Tech  
Brewery/Distillery  
Bio-Tech  
Outdoor Equipment  
Data Centers

# CONTACT INFO

**JOSH PARNELL**

(253) 284-3630

[josh@firstwesternproperties.com](mailto:josh@firstwesternproperties.com)

**JUSTIN HOLMES**

(253) 447-2282

[justin@firstwesternproperties.com](mailto:justin@firstwesternproperties.com)

